



## TOWN OF WARRENTON

POST OFFICE DRAWER 341  
WARRENTON, VIRGINIA 20188-0341  
<http://ci.warrenton.va.us>  
TELEPHONE (540) 347-1101  
FAX (540) 349-2414  
TDD 1-800-828-1120

### AGENDA PLANNING COMMISSION TOWN OF WARRENTON

May 17, 2006  
7:00 P.M.

1. Call to order and establishment of a quorum.
2. Recognition of New Commissioner – Cindy Mueller
3. Approval of Minutes – April 19, 2006
4. Public Hearings
  - a. **First & Horner Street Rezoning ZMA #06-02 – Malcolm Alls.** A request to rezone the property at the end of First Street at Horner Street, from Public/Semi-Public (PSP) to Central Business District (CBD) for the purpose of converting the structure from residential to office use. The parcel is currently occupied with a dwelling and could provide for up to 2150 square feet of office use with the rezoning. The parcel is surrounded by Town parking lots and contains 4827 square feet of property (GPIN #6984-43-3947). The Comprehensive Plan identifies the property as part of the Central Business District promoting commercial uses in the downtown. Property ownership is Malcolm All and Priscilla G. Hottle of Warrenton.
  - b. **Steep Slope Use Permit #06-03, Blackwell Parc Office Building.** A request to allow development of an office building on slopes greater than 25% in the C Commercial District. The property is located on Blackwell Parc Lane near the intersection of Blackwell Road. The parcel is 9.34 acres (GPIN #6984-48-8559 & 6984-48-8170) and would be partially developed for an office building of 47,250 square feet. An evaluation of the site indicates that 0.71 acres or 7.6% of the site is on identified steep slopes. The Comprehensive Plan identifies the property as General Commercial uses which includes offices as proposed. The property owner is Jefferson Associates, LP from McLean, Virginia.

5. Work Session

- a. **Main Street Retail Overlay District** – Proposal for the establishment of an overlay to the Historic District based on the historic commercial area of the Town to encourage the location of retail uses on the first floor for buildings facing Main Street and discourage non-retail uses, except on the rear of such buildings or on the upper floors. The district would apply to properties fronting Main Street from Alexandria Pike to Fourth Street consistent with the historic commercial core of the Town.

6. Planning Commission Comments

7. Staff Comments – Concept Plans and Development Proposals.

- a. Fifth Street Development
- b. Pennington Grove Site plan
- c. Smith Medical Office – Oak Spring/Fletcher
- d. Arrington Farm

8. Adjourn